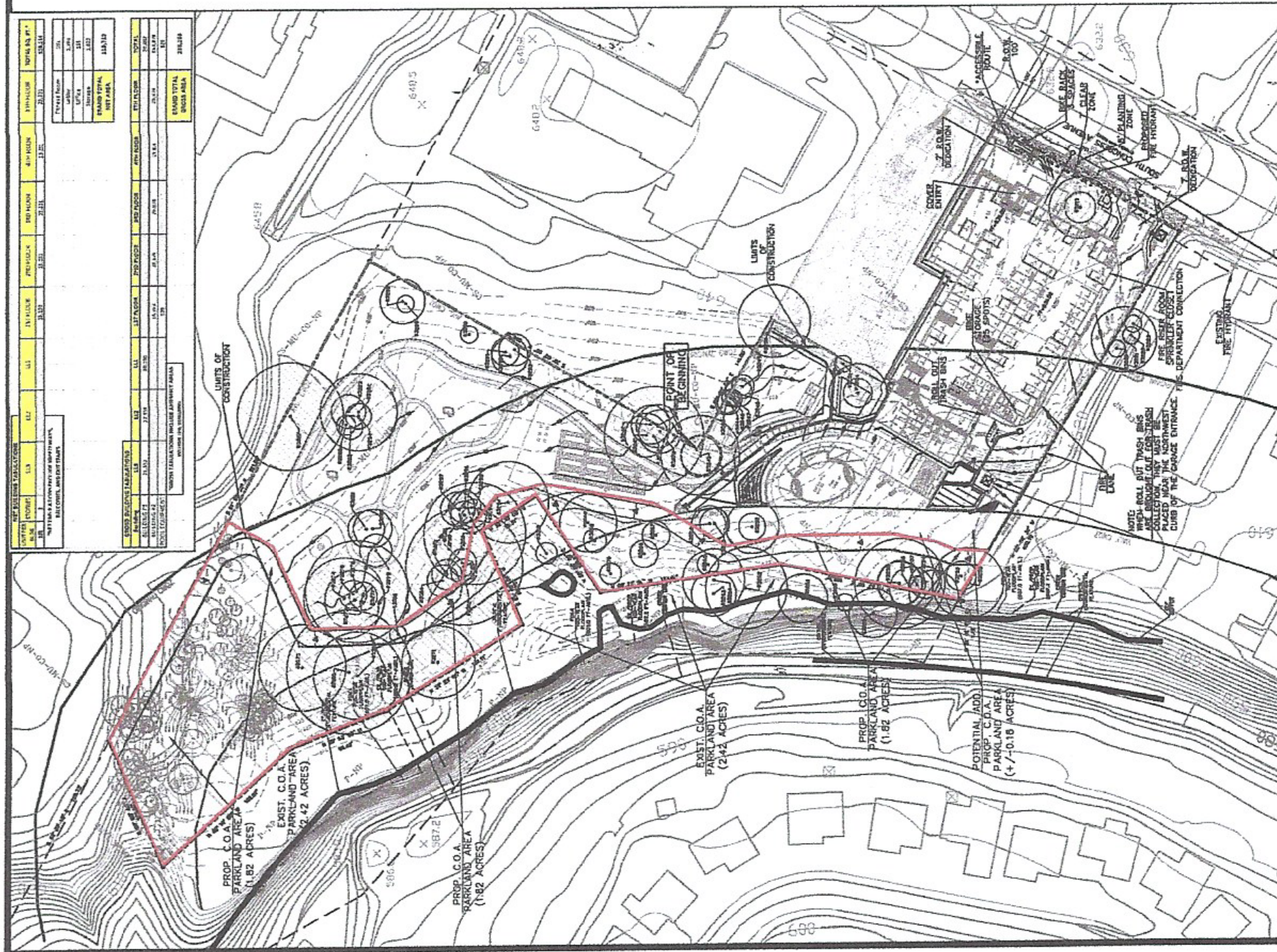


Area in Red Proposed Pankland From 48025 Congress

[illegible]

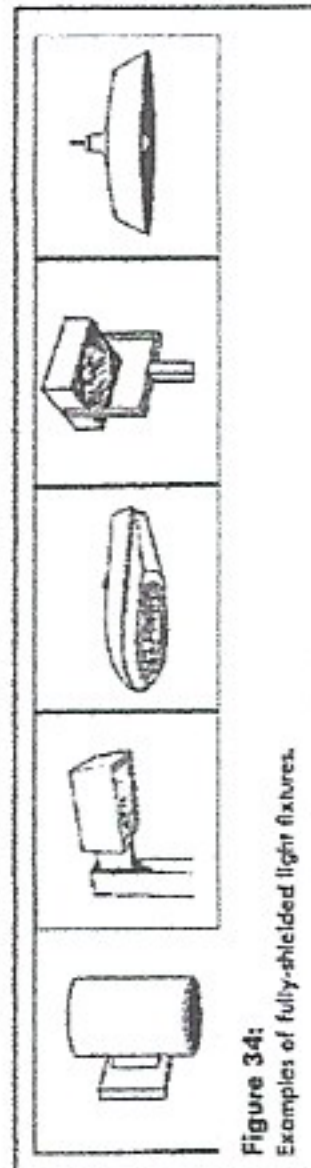
BUILDING SUMMARY				
EXISTING USE	EXISTING	VACANT OR LOT TO BE DISCLOSED	PROPOSED	
PROPOSED USE	ONE	ONE	N/A	
NUMBER OF STORES	GARAGE (3 LEVELS)	GARAGE (3 LEVELS)	MULTI-FAMILY	
FIRST FLOOR	N/A	2,150 S.F. (881 S.F.)	EDH	FTE 603.87
SECOND FLOOR	N/A	N/A		FTE 635.00
THIRD FLOOR	N/A	N/A		FTE 649.78
FOURTH FLOOR	N/A	28,974 S.F.		FTE 826.50
FIFTH FLOOR	N/A	28,974 S.F.		FTE 827.25
POOL EQUIPMENT	N/A	2,928.74 S.F.		FTE 678.00
GROSS FLOOR AREA*	N/A	129 S.F.		FTE 822.00
FAR	0.01 : 1	233,160 S.F.		1 DOZ OF BLDGS (1 BLDG)
BUILDING COVERAGE	2,150 SF (1%)	34,383 S.F. (14%)		
BUILDING HEIGHT	25'	60' (3 STOREYS)		
MAX. BUILDING HEIGHT	UNKNOWN	60'		
BUILDING MATERIAL	UNKNOWN	FLUOR & MASONRY		
BOLDING TYPE	BUILDING 1 (GARAGE) 79,037 SF. BUILDING 2 (APARTMENTS) IS CONSTRUCTION TYPE 1A.	POOL EQUIPMENT BUILDING IS CONSTRUCTION TYPE VB.		
TOTAL SITE AREA: 5,488 AC. (231,400 SF)	NET SITE AREA: 5,486 AC. (235,400 SF)			
INFERNOUS COVER: 51,500 SF (224)				
ZONED: CS-MA-CO-UP (SOUTH CONGRESS COMBINED NEIGHBORHOOD PLANNING AREA)				
BUILDING COVERAGE ALLOWED: 60%				
F.A.R. PERMITTED: 111				

*GROSS FLOOR AREA AND TOTAL GROSS FLOOR AREA ARE THE SAME AS THERE IS ONLY ONE BUILDING.
NET FLOOR AREA IN PARENTHESES NET FLOOR AREA EXCLUDES FORETOWAYS, BALCONIES AND EXIT STAIRS

SITE NOTES:

3. THE USE OF HIGHLY REFLECTIVE MATERIALS, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL RODS, WHICH PROVIDE MORE THAN A RAIN OF SEVEN (7) TO A MAXIMUM OF TWELVE (12), WILL BE PROHIBITED.
4. THE VERTICAL CLEARANCE OF MECHANICAL EQUIPMENT WILL NOT EXCEED 10 FEET AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONES. [SECTION 25-2-1097]
5. A SIGN MUST BE PLACED AT THE ENTRANCE OF THE LOT BEING ACQUIRED BY THE OWNER, INDICATING THE MECHANICAL STATUS OF ACCESSORY STRUCTURES. THE SIGN SHALL BE 12 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
6. ALL UNPAVED AREAS SHALL BE PAVED RED AND LABELED "THE LANE" "NO PARKING ZONE".
7. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
8. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
9. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
10. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
11. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
12. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
13. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
14. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
15. ALL UNPAVED AREAS TO BE PROTECTED BY SIX-INCH WHEEL CURB, WHICH SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND PROVIDE AN EASY TO READ MESSAGE THAT WILL BE LOCATED ON THE FRONT ABOVE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.

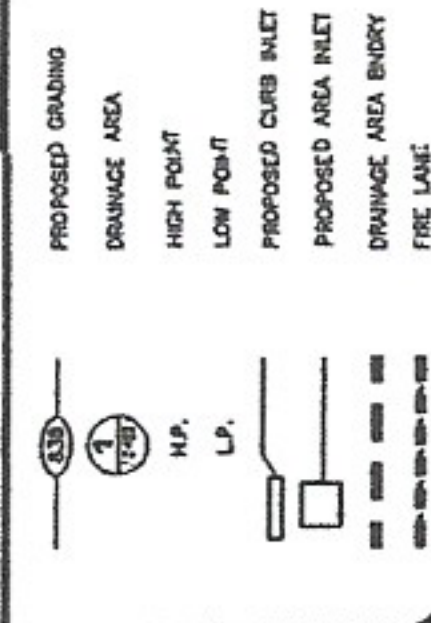
Figure 34:
Examples of fully-shielded light fixtures.



* Ground surfaces along accessible routes must be stable, firm, and slip resistant. [ANSI 302.1]. Provide a colliout of the type of surface or indicate the surface texture as a symbol within the legend.

MINIMUM SITE AREA TABLE	
MINIMUM SITE AREA (1,000 SF 1BR/1BA) * 65	65,000 SF 1.49 ACRES
MINIMUM SITE AREA (1,200 SF 2BR/2BA) * 60	72,000 SF 1.65 ACRES
MINIMUM SITE AREA TOTAL	137,000 SF 3.14 ACRES
TOTAL SITE AREA OF PROPERTY	239,400 SF 5.50 ACRES

LEGEND



NOTE:

ORIGINAL PROPERTY AND TREE SURVEY PREPARED ON
FEBRUARY 23, 2012, BY PRECISE LAND SURVEYING, INC.
PROPERTY BOUNDARY, TOPOGRAPHIC & TREE SURVEY
UPDATED ON JUNE 1, 2020 BY EAGLE EYE CONSTRUCTION
LAYOUT, LLC, AND REPRODUCED HEREON. CONTOUR
INFORMATION SUPPLEMENTED BY CITY OF AUSTIN
TOPOGRAPHIC DATA.

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SITE PLAN RELEASE NOTES:

- a) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED BUILDING PERMIT OR PLANNING COMMISSION APPROVED SITE PLANS.
- b) THE REQUIRED VEGETATIVE BUFFER HAND JOINTLY TO THE MUTUALLY RESIDENTIAL IS REQUIRED TO BE BUILT AT THE TIME OF ANY EXPANSION TO THE SITE.
- c) EACH COMPACT PARKING SPACE/MILE WILL BE SIGNED "COMPACT ONLY," UDC 25-6-475.
- d) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTRED AT THE MOUTH OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE WORDS "ACCESSIBLE PARKING SPACE." THE SIGN MUST BE PLACED ON THE SIDE OF THE ROAD OR PLACED ON A MOUNTAIN ABOVE THE EXISTING ROAD THAT THE CANNOT BE OBSERVED BY A VEHICLE PASSED IN THE SPACE (11-61.1, MSR 5627).
- e) NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 61 AND 62 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- f) A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- g) THE LINE MARKING SHALL READ THE LINE/TOW MARY ZONE.

COMPATIBILITY STANDARDS NOTES:

- 3) All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E.2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixture must be submitted to the Director for approval. See Section 2.5.2.
- 4) All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.
- 5) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.
- 6) The noise level of mechanical equipment will not exceed 70 dba at the property line.
- 7) Exterior lighting above the second floor is prohibited.
- 8) Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

PARKING SUMMARY

	# BEDROOMS PER UNIT	PARKING SPACES REQ. PER UNIT	# OF UNITS	SPACES REQUIRED
MULTY-FAMILY				
MULTY-FAMILY	D	1	1	1
MULTY-FAMILY		1.5	64	96
MULTY-FAMILY	2	2	60	120
SUBTOTAL			125	217
TOTAL REQUIRED WITH REDUCTIONS (10% REDUCTION FOR TREE PRESERVATION)				
ACCESSIBLE SPACES REQUIRED				195.3
ACCESSIBLE SPACES PROVIDED				4
REGULAR SPACES PROVIDED				197
COMPACT SPACES PROVIDED				6
TOTAL PARKING SPACES PROVIDED				207
BICYCLE PARKING REQUIRED (5% OR 3 MINIMUM)				11
BICYCLE PARKING PROVIDED*				35

- BICYCLE PARKING LOCATED IN PARKING GARAGE WITH 3 SPACES NEAR SOUTH CONGRESS ENTRY.

CONTRACTOR WARNING:

THE CONTRACTOR IS RESPONSIBLY OBLIGATED THAT THE LOCATIONS AND TOLERANCES OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED PRIMARILY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STRONG SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR WILL BE RESPONSIBLE TO VERIFY THE EXACT FIELD LOCATIONS BEFORE ANY CONSTRUCTION TO AVOID THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RECONCILE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATIONS OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE LOCATIONS OF THE PROPOSED UTILITIES TO AVOID EXISTING UTILITIES AND CONSTRUCTION. SEE SCHEDULE OF CONSTRUCTION.

SITE PLAN RELEASE

FILE NUMBER: **SP-2018-0600C** EXPIRATION DATE: **12/23/19**
 CASE MANAGER: RANDALL, ROUIDA APPLICATION DATE: **12/23/19**
 APPROVED ADMINISTRATIVELY ON _____
 APPROVED BY PLAINING COMMISSION ON **N/A**
 APPROVED BY CITY COUNCIL ON **N/A**
 under Section **112** of Chapter **25** of the Austin City Code
 Director, Saniprakash Service Department _____
 DATE OF RELEASE _____ Zoning: **CS-4U-CO-1P**
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

NOTICE: THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A VOUCHER OF THE ACCURACY OF THE INFORMATION AND MATERIALS SUBMITTED BY THE APPLICANT. THE PLANNING COMMISSION AND THE BOARD OF ZONING ARE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND MATERIALS SUBMITTED BY THE APPLICANT. THE PLANNING COMMISSION AND THE BOARD OF ZONING ARE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND MATERIALS SUBMITTED BY THE APPLICANT.

3 of 28

800-3019-0600

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2019-0600C

Contact: Scott Grantham, (512) 974-9457

Public Hearing: Planning Commission, February 9, 2021

Norman L Rice's Katerina R Dittmore

Your Name (please print)

4801 S Congress Avenue #R4

Your address(es) affected by this application

Katerina R Dittmore

Signature

☐ I am in favor
☒ I object

2/1/2021

Date

Daytime Telephone: 512 707 0455

Comments: Appeal denied

We must dedicate parkland

No fee in lieu.

We need parkland in this area of town

If you use this form to comment, it may be returned to:

City of Austin

Scott Grantham

P. O. Box 1088

Austin, TX 78767-1088

Grantham, Scott

From: Katerina Dittmore <>
Sent: Monday, February 1, 2021 11:06 AM
To: Grantham, Scott
Cc: Norman Rice; 'Faye Beck'
Subject: Case SP-2019-0600C Appeal denied
Attachments: Appeal denied 4802.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Goo morning Mr Grantham

I am responding to the Notice of Public Hearing Site Plan Appeal Case SP-2019-0600C
Please record in the official public hearing comments that I object to the appeal.
Specifically, I agree with the recommendation of the Parks Commission to dedicate parkland as part of this development project. We badly need more greenspace in this area of town.

Please contact me with any questions. 512/707-0455

Thank you
Katerina R Dittmore
4081 S Congress Ave Unit R-4
Austin, TX 78745

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Grantham, Scott

From: Pam Lynn <>
Sent: Monday, February 1, 2021 1:03 PM
To: Grantham, Scott
Subject: Exemption Case #SP-2019-0600C OBJECTION

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Mr. Grantham,

In the matter of Exemption Case #SP-2019-0600C, I wish to let you know that I **OBJECT** to the exemption.

I live opposite (across the greenbelt) of the proposed development at 4802 South Congress. As the Congress corridor continues to grow in density, I think park land near the development is necessary to the health and wellbeing of nearby citizens.

Thank You,
Pamela Lynn
4605 Goliad Ln.
Austin TX

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Grantham, Scott

From: Jacob Noack <>
Sent: Monday, February 1, 2021 7:30 PM
To: Grantham, Scott
Subject: 4802 Congress Ave Objection

*** External Email - Exercise Caution ***

Hi Scott,

I object to the exemption application for 4802 Congress Ave (case # SP-2019-0600C). As a homeowner in the West Congress (Fairview) neighborhood and a native Austinite, I strongly believe the greenbelts should be open and inclusive of everyone.

Jacob Noack
jacobnoack@me.com
830-385-6863

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Grantham, Scott

From: James Millard <>
Sent: Monday, February 1, 2021 9:13 PM
To: Grantham, Scott
Subject: Objection to Exemption, Case SP-2019-0600C

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Scott,

I object to the developer's application for an exemption on case # SP-2019-0600C. Green space is not only vital to the neighborhood, but to maintaining the surrounding Williamson Creek area and green belt, especially with further development on the horizon.

Please let me know if you need anything else from me.

James Millard

Sent from my iPhone

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DATE: February 2, 2021

TO: Scott Grantham Scott.Grantham@austintexas.gov

CC: Pio.Renteria@austintexas.gov

Case Number SP-2019-0600C District-2.

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

Re: SCCNPCT - Requesting Postponement Planning Commission February 09, 2021

Re: Notice of Public Hearing Site Plan Appeal for 4802 South Congress Avenue

Applicant: Mike McHome

Parks Department: Scott Grantham Scott.Grantham@austintexas.gov

.
Dear Scott Grantham,

We, the SCCNPCT are requesting postponement February 9, 2021 Planning Commission for Case Number SP-2019-0600C 4802 South Congress Avenue to March 9, 2021 Planning Commission.

We the SCCNPCT will need time to communicate with the applicant Mike McHone for this Notice of Public Hearing Site Plan Appeal. We will consult with Scott Grantham from the Parks Department and the applicant as to the intent and specifics of this appeal for 4802 South Congress Avenue.

Thank you,
Mario Cantu, Keena Miller & SCCNPCT.

Grantham, Scott

From: kevin mackie <>
Sent: Thursday, February 4, 2021 1:11 AM Grantham,
To: Scott
Subject: case # SP-2019-0600C

*** External Email - Exercise Caution ***

Hello Scott Grantham - I object to the exemption for case # SP-2019-0600C - Kevin Mackie (Mockingbird Lane)

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Grantham, Scott

From: Elizabeth Birns <>
Sent: Wednesday, February 3, 2021 9:30 PM
To: Grantham, Scott
Subject: NO to the exemption for SP-2019-0600C

*** External Email - Exercise Caution ***

Scott

As a resident on Hedgewood Drive, near Williamson Creek AND 4802 S. Congress, I wanted to let you know that I am very much opposed to the exemption for case # SP-2019-0600C.

If you allow the park land access exemption in this case, you will be setting a horrible precedent. Allowing this exemption tells all future developers that they can promise whatever they need to in order to get approval for a permit to build. And they know that they won't be held accountable and will only have to pay a fine to essentially do whatever they wanted to do in the first place. This is simply not acceptable, so please vote NO! on this exemption.

Thank you for your time.

Sincerely,

Elizabeth Burns

Sent from my iPhone

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